

17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment
3731-3733 North Sheffield Avenue, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 5,998.5 square feet

Proposed Land Use: The Applicant is seeking a *Type 1 Zoning Map Amendment*, with *Administrative Adjustment* relief – pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, to permit the renovation and expansion of the existing three-story (with basement) multi-unit *residential* building, at the subject property. The programming for the proposed improvements/renovations calls for the erection of a new four-story lateral addition (north side) and a new one-story vertical addition off of and on to the existing three-story structure, as well as the internal reconfiguration of the existing floor plates/dwelling units. By and through the proposal, the Applicant will be establishing a total of eight (8) *dwelling units* within the building, as expanded. [*The existing three-story building currently contains a total of seven (7) dwelling units.*] The subject property is located within 2,640 feet of the entrance to the *Addison Red-Line CTA Station* and the applicant is proposing to “add” only one *dwelling unit*. As such, and pursuant to the current *Zoning Ordinance*, the design includes off-street parking for six (6) automobiles, which represents a 75% parking-to-unit ratio. The proposed improvements will be masonry in construction and measure 49 feet-0 inches in height.

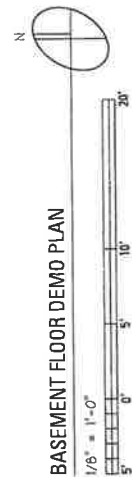
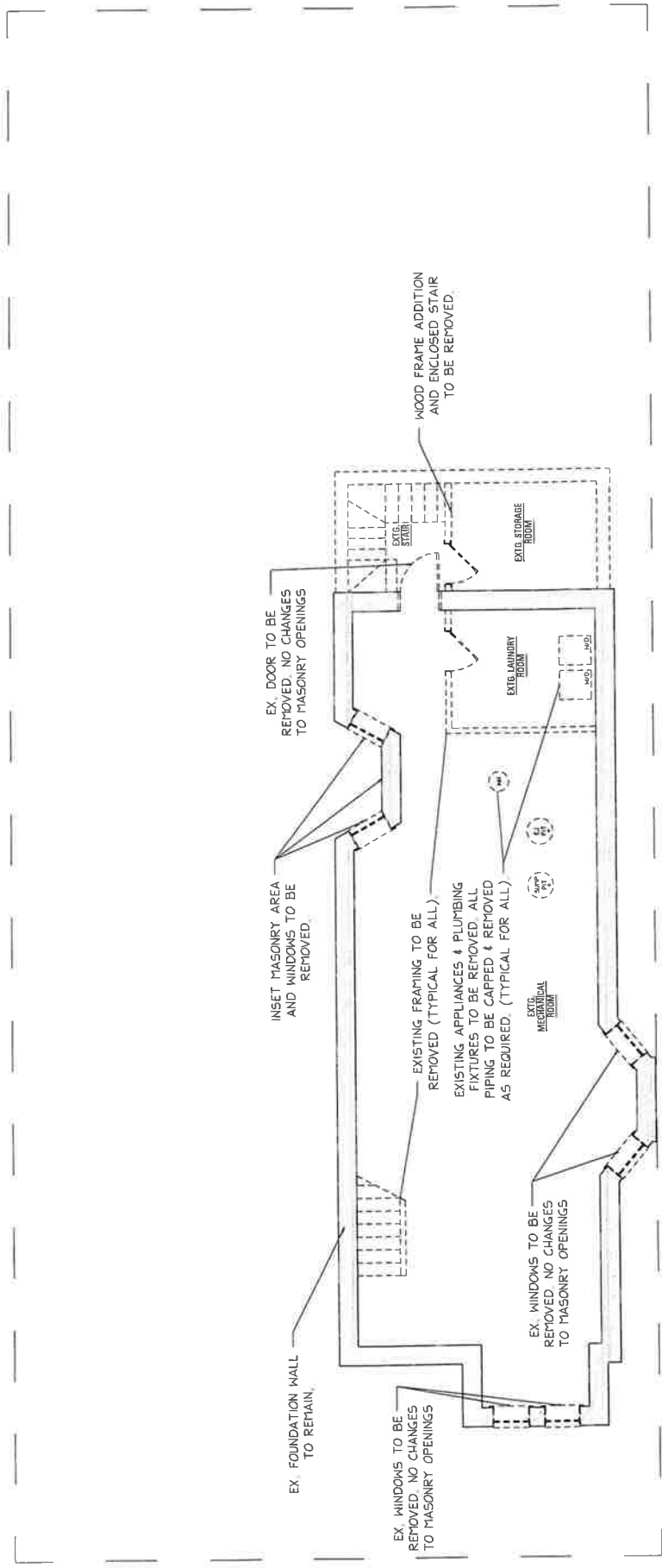
- (A) The Project’s Floor Area Ratio: 11,530 square feet square feet (1.92 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit): 8 total dwelling units (7 existing units + 1 proposed/additional unit) (749.8 square feet per dwelling unit)
- (C) The amount of off-street parking: 6 total automobile spaces + (at least) 8 bicycle spaces
- (D) Setbacks: a. *Front Setback: 10 foot-2 1/8 inches (existing + proposed)
b. Rear Setback: 36 feet-1 7/8 inches
c. *Side Setbacks:
North: 3 feet-0 inches (proposed)
South: 0 feet-0 inches (existing)
3 feet-5 3/4 inches (proposed 4th Floor addition)

(D) Setbacks: *(continued)*

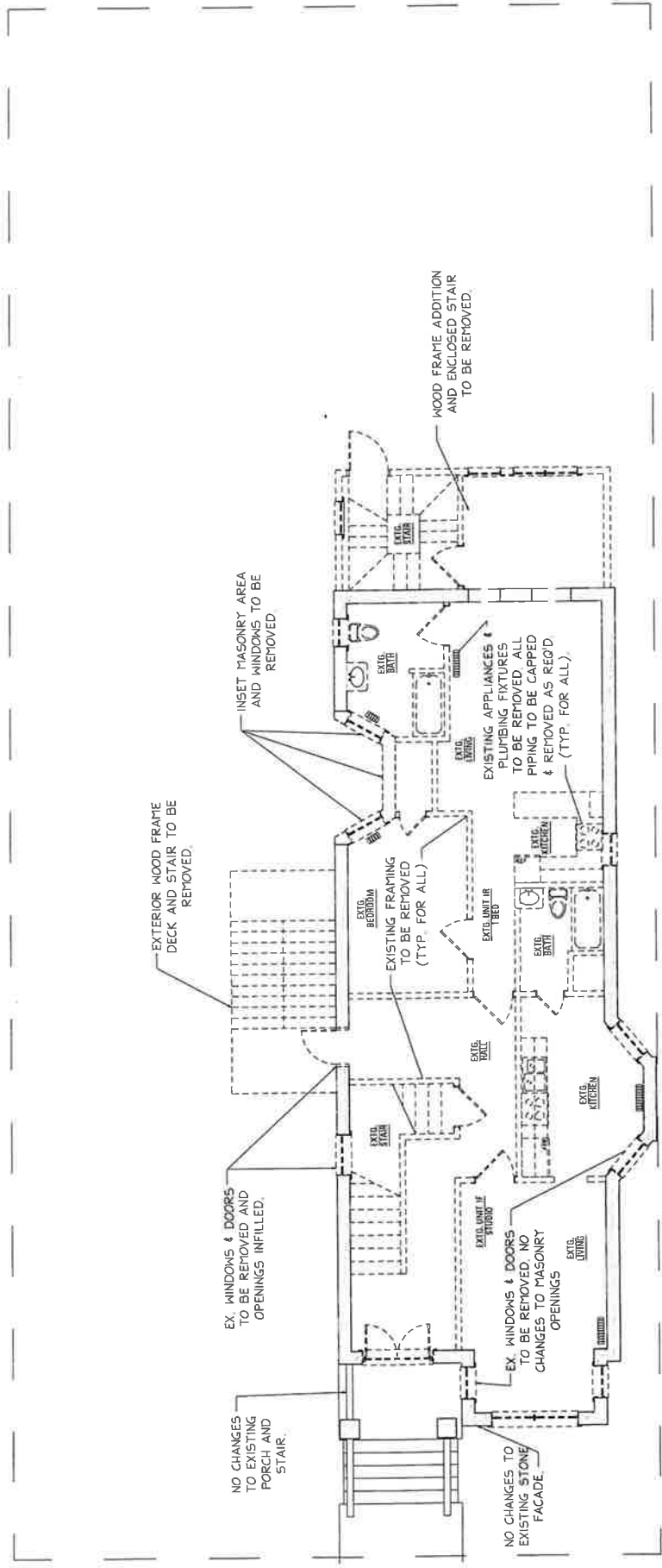
*Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, the Applicant is seeking an *Administrative Adjustment* to reduce the north and south *side setbacks* from 4.0 feet to 3.0 feet and 0.0 feet (existing)/3.48 feet (proposed 4th Floor addition), respectively, and to reduce the total *combined side setback* from 10.0 feet to 3.48 (existing)/6.48 feet (with 4th Floor addition) , as well as to reduce the *front setback* from 10.83 feet to 10.16 feet. [Section 17-2-0309-A and Section 17-13-1003-I (1 and 1.5)] The proposed additions (vertical/upper-story and lateral-side) follow the existing exterior building walls straight up and to the north, thereby maintaining the same existing *setback* conditions at the front and on the south side and also matching the predominant *setback* conditions of the other existing buildings that comprise the subject block.

(E) Building Height: 49 feet-0 inches

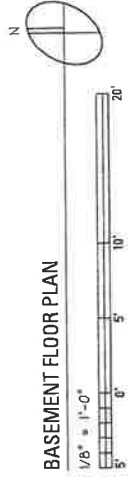
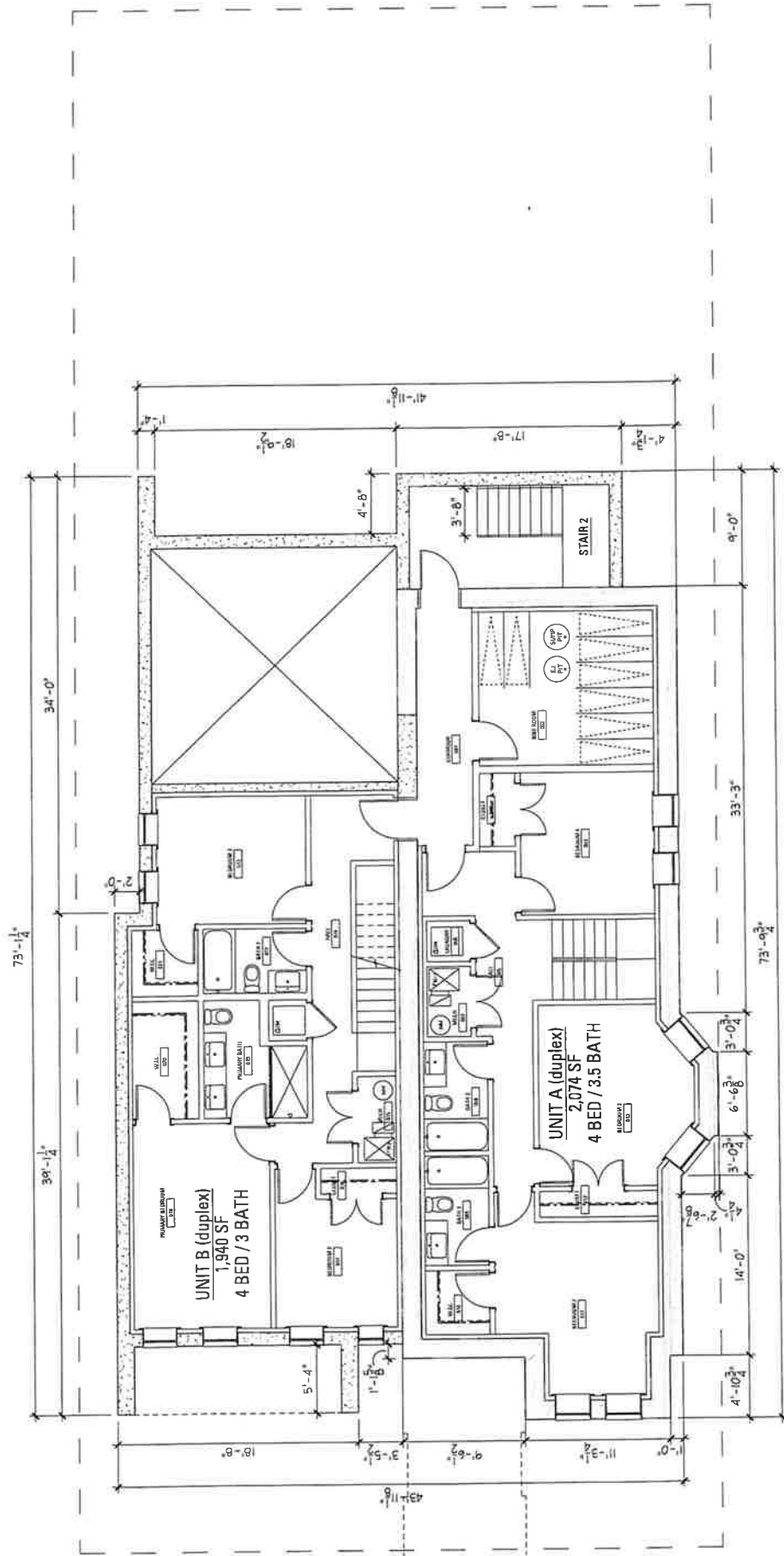
proj. #
 description



BASEMENT FLOOR DEMO PLAN



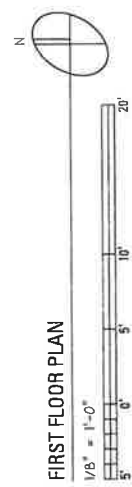
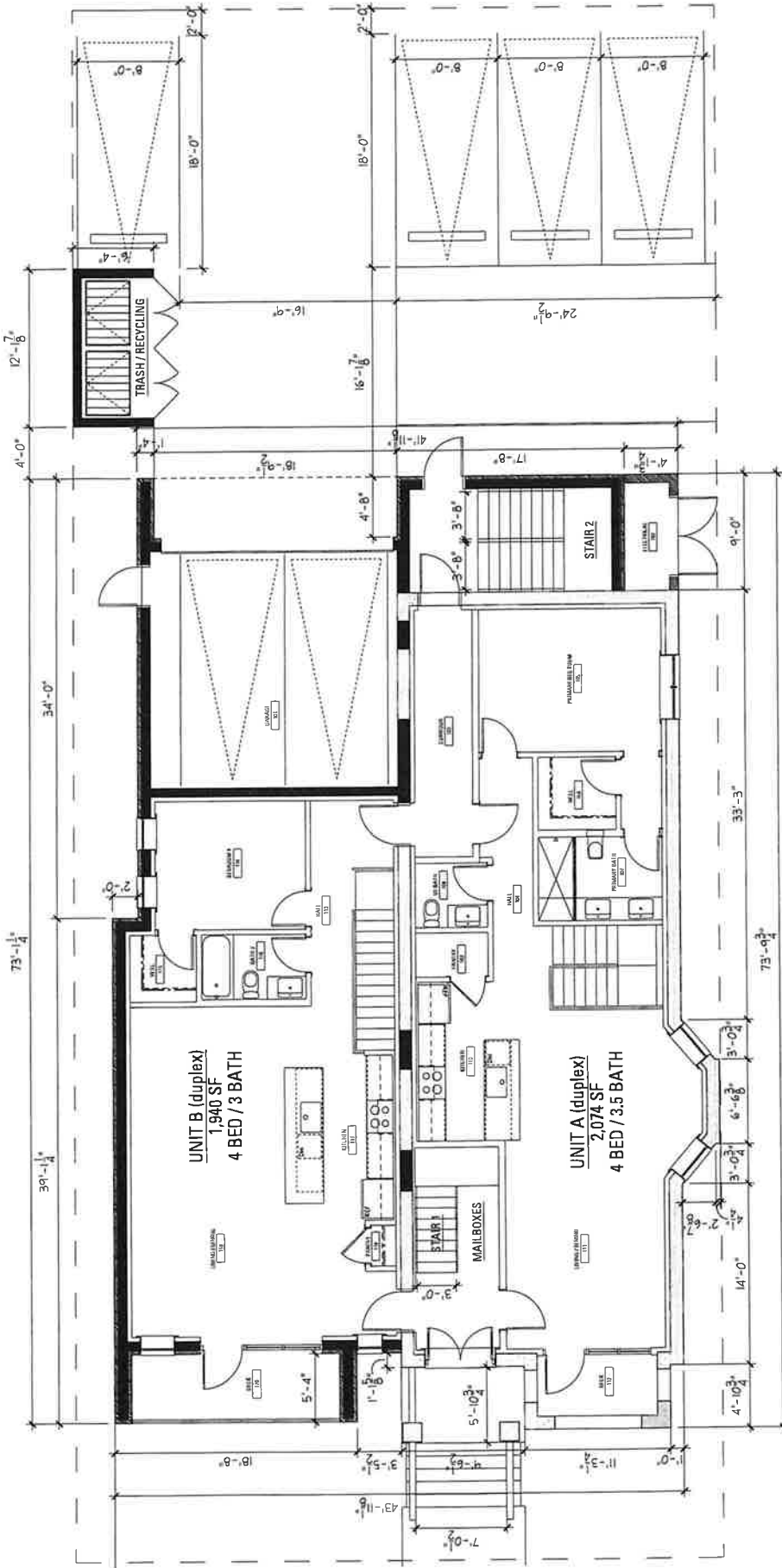
N
 1/8" = 1'-0"
 0 5 10 20'
 FIRST FLOOR DEMO PLAN



j s a
 jonathan SPLITT architects ltd.
 4001 north reynoldswood avenue
 suite 601
 chicago illinois 60612-2576
 773 885 1017 fax 773 883 3061

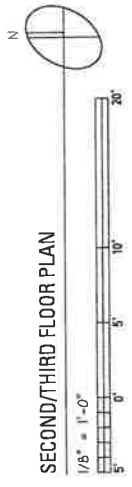
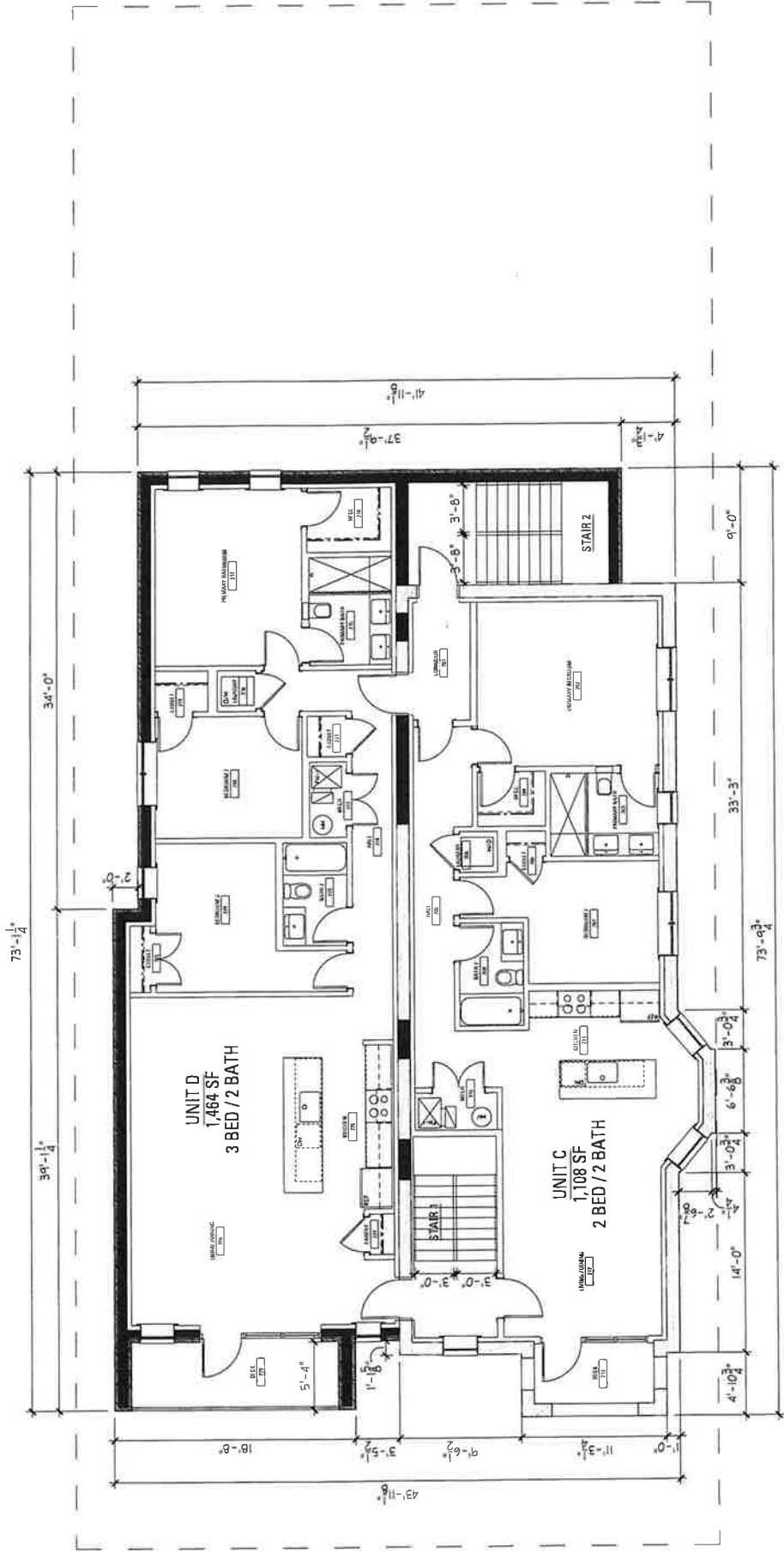
Proj.# 2248
 Prof. MANDAN BUILDERS, INC. LOCATION
 3271 NORTH SHEPHERD AVENUE
 CHICAGO, IL 60613
 Description 09/22/2023, ISSUED FOR ZONING DENIAL





j s a
 Jonathan SPLITT Architects llc.
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 773 883 1017 | fax 773 883 9081

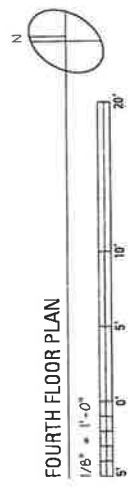
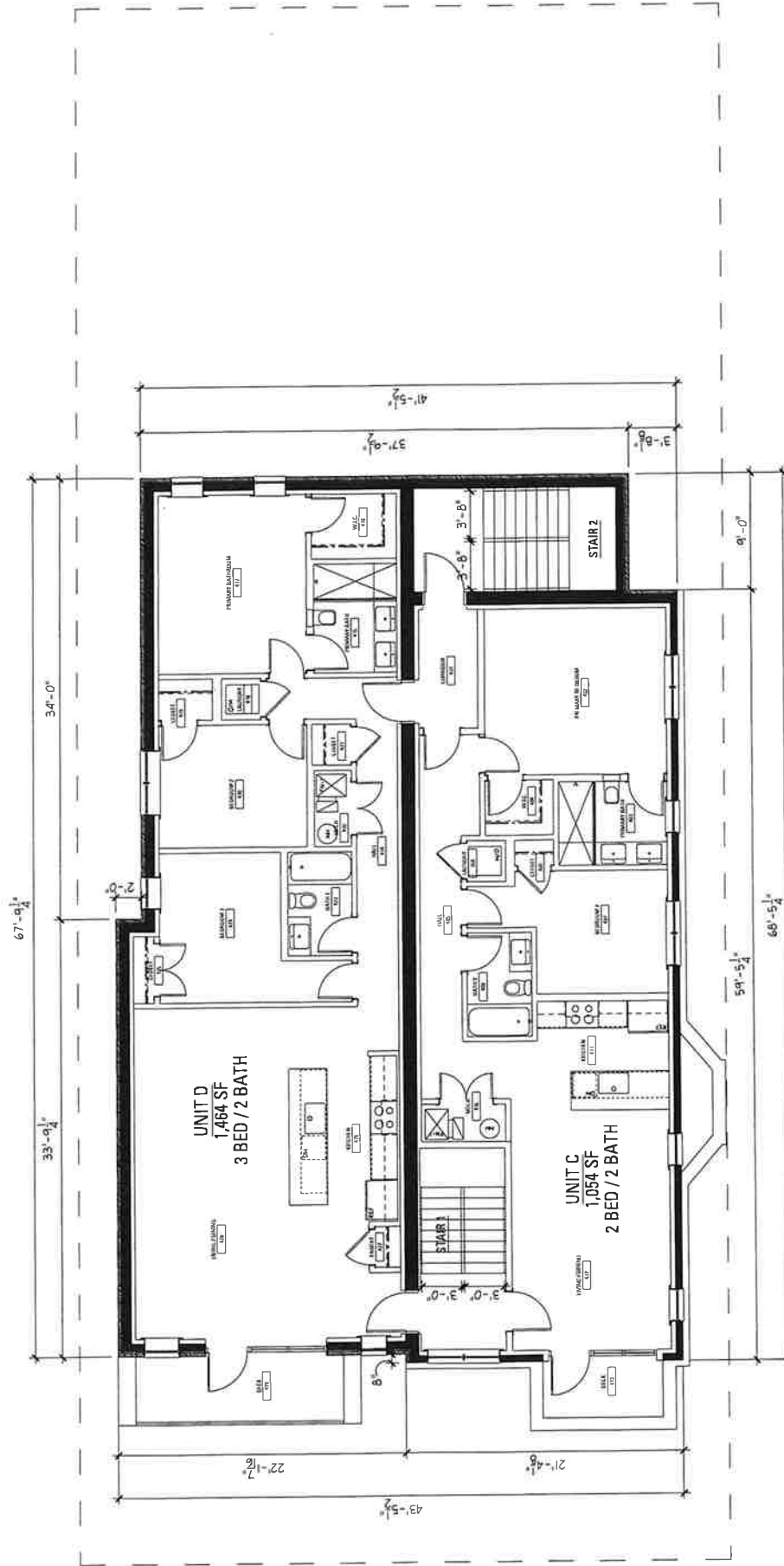
proj.# 2248
 MAXIMU BUILDERS, INC.
 UNIT RENOVATION W/ ADDITION
 3731 NORTH BREYFIELD AVENUE
 CHICAGO, IL 60613



SECOND/THIRD FLOOR PLAN

JSA
 Jonathan SPLITT Architects Ltd.
 4001 North Ravenswood Avenue
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 Chicago, Illinois 60613-2576
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proj. # 2249
 MANGUM BUILDERS, INC.
 3731 NORTH BRERFIELD AVENUE
 CHICAGO, IL 60613
 description 08/22/2022, ISSUED FOR ZONING DENIAL

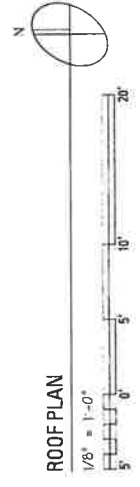
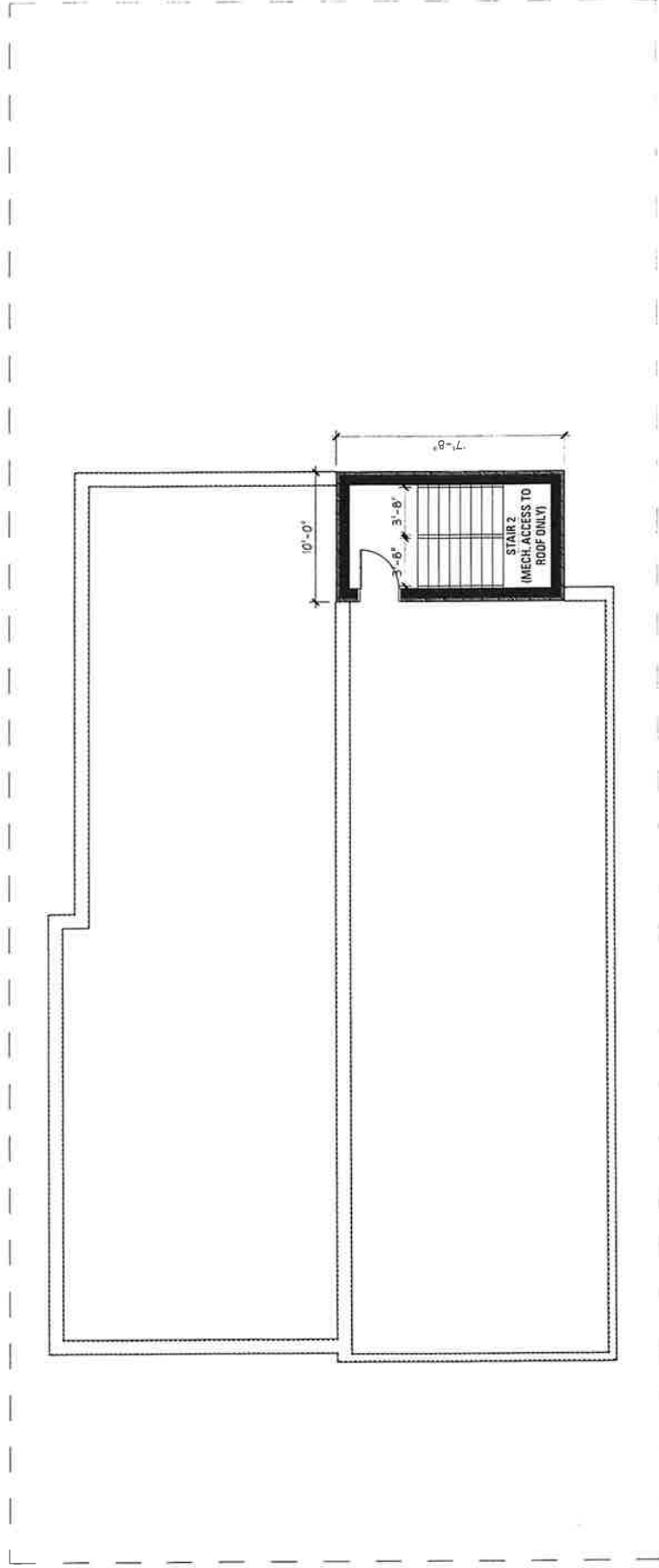


FOURTH FLOOR PLAN

JSA
Jonathan SPLITT architects llc
4001 north renaissance avenue
suite 501
chicago illinois 60612-2576
773 883 1017 fax 773 883 3081

proj. # 2289
MANGAN BUILDER, INC
8 UNIT 1500 N. STATE AVENUE
CHICAGO, IL 60610
description 08/22/2022, ISSUED FOR ZONING DB/MAL

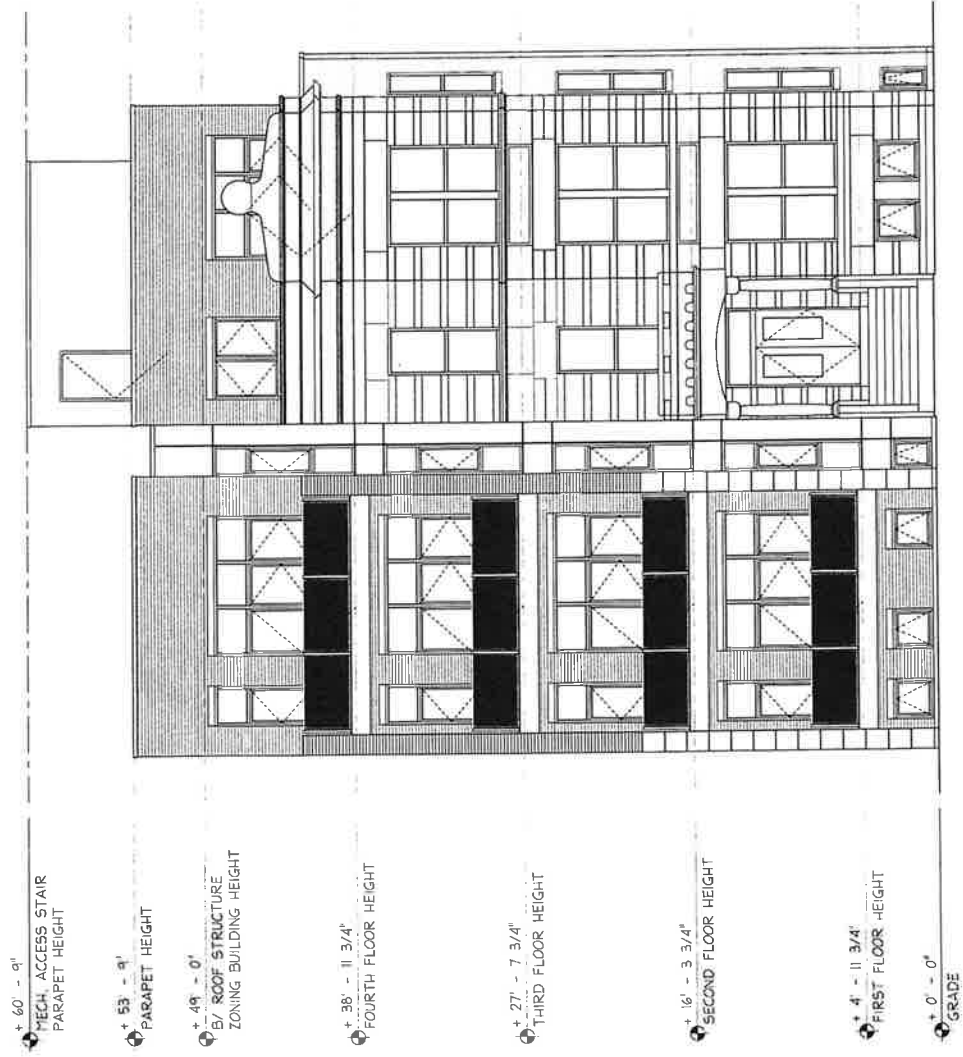




ROOF PLAN

JSA
 Jonathan SPLITT architects ltd.
 4001 north reynoldswood avenue
 suite 601
 Chicago, Illinois 60612-5776
 773 888 1017 fax 773 883 9081

proj.# 2240
 proj. MANGAN BUILDERS, INC.
 8 UNIT RENOVATION w/ ADDITION
 8101 NORTH WILSON AVENUE
 CHICAGO, IL 60618
 description 08220823, ISSUED FOR ZONING DENIAL

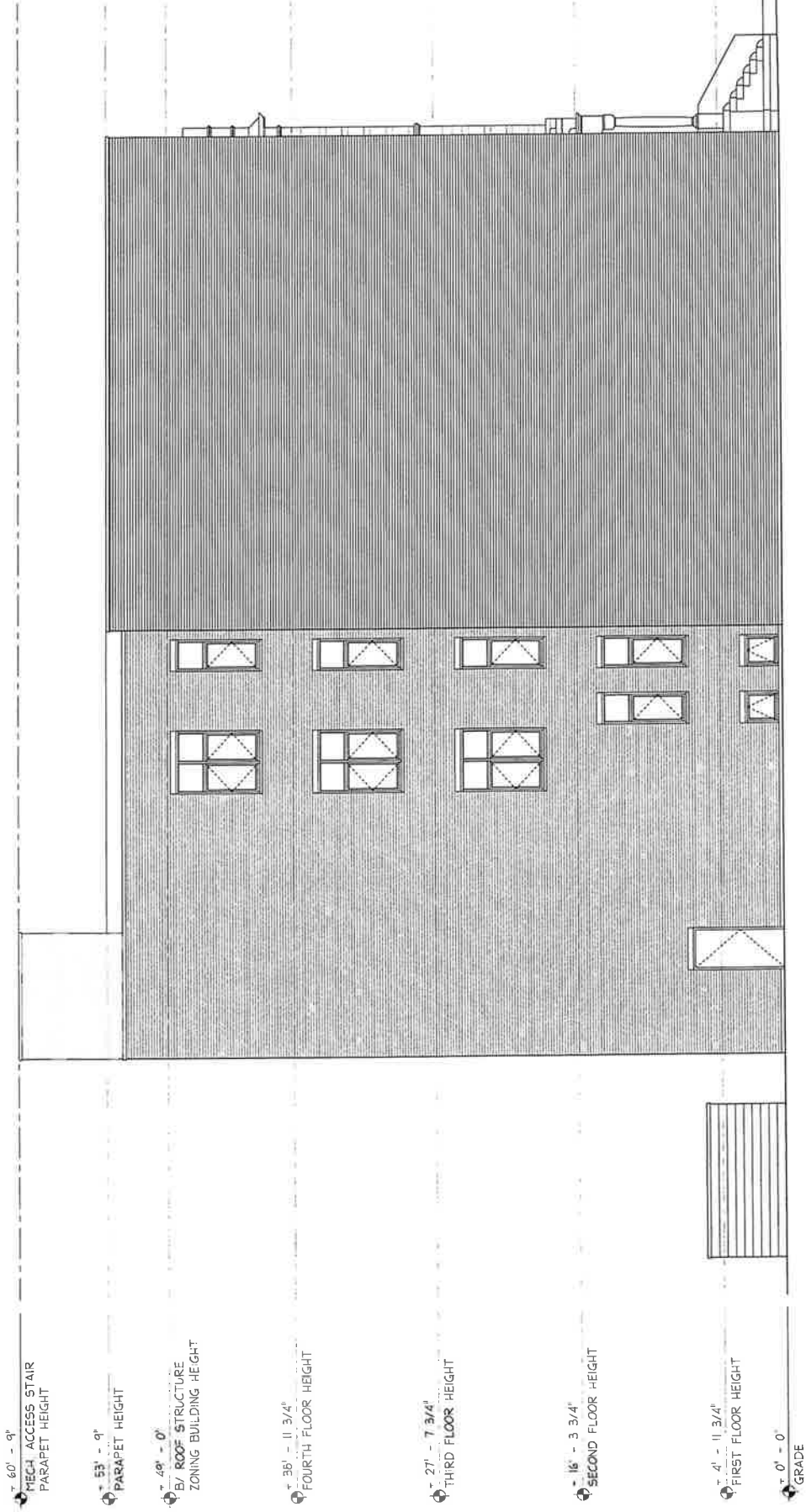


- + 60' - 0" MECH. ACCESS STAIR PARAPET HEIGHT
- + 53' - 4" PARAPET HEIGHT
- + 49' - 0" B/ ROOF STRUCTURE ZONING BUILDING HEIGHT
- + 38' - 11 3/4" FOURTH FLOOR HEIGHT
- + 27' - 7 3/4" THIRD FLOOR HEIGHT
- + 16' - 3 3/4" SECOND FLOOR HEIGHT
- + 4' - 11 3/4" FIRST FLOOR HEIGHT
- + 0' - 0" GRADE



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proj. # 2249
 pref. MANNAN BUILDERS, INC.
 8 UNIT RENOVATION w/ ADDITION
 3721 NORTH SHEPHERD AVENUE
 CHICAGO, IL 60613
 description 08/22/2023. ISSUED FOR ZONING SIGNAL



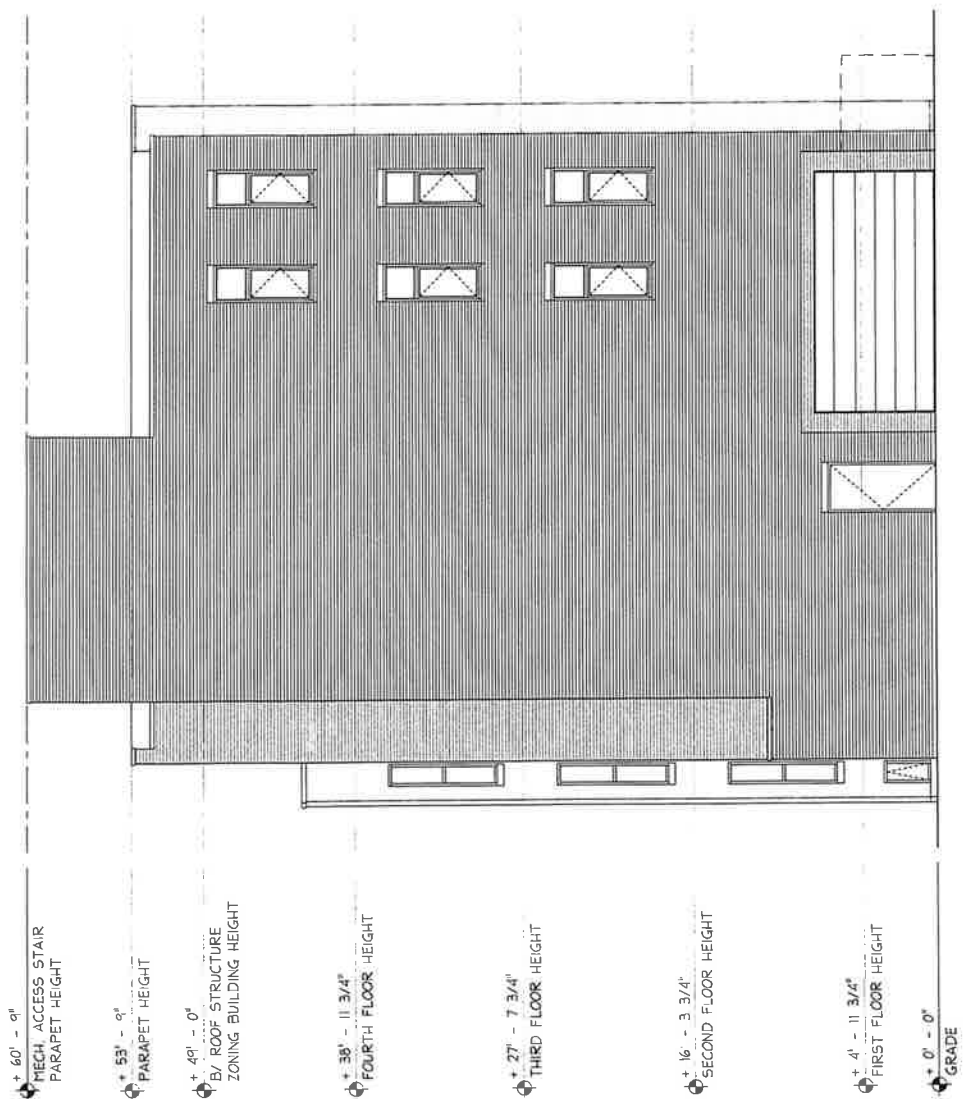
NORTH ELEVATION



proj. # 2249
 MANDAY BUILDERS, INC.
 8 UNIT RENOVATION w/ ADDITION
 3731 NORTH SHEPHERD AVENUE
 CHICAGO, IL 60613
 description



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+ 60' - 0"
 MECH. ACCESS STAIR
 PARAPET HEIGHT

+ 53' - 0"
 PARAPET HEIGHT

+ 49' - 0"
 BY ROOF STRUCTURE
 ZONING BUILDING HEIGHT

+ 38' - 11 3/4"
 FOURTH FLOOR HEIGHT

+ 27' - 7 3/4"
 THIRD FLOOR HEIGHT

+ 16' - 3 3/4"
 SECOND FLOOR HEIGHT

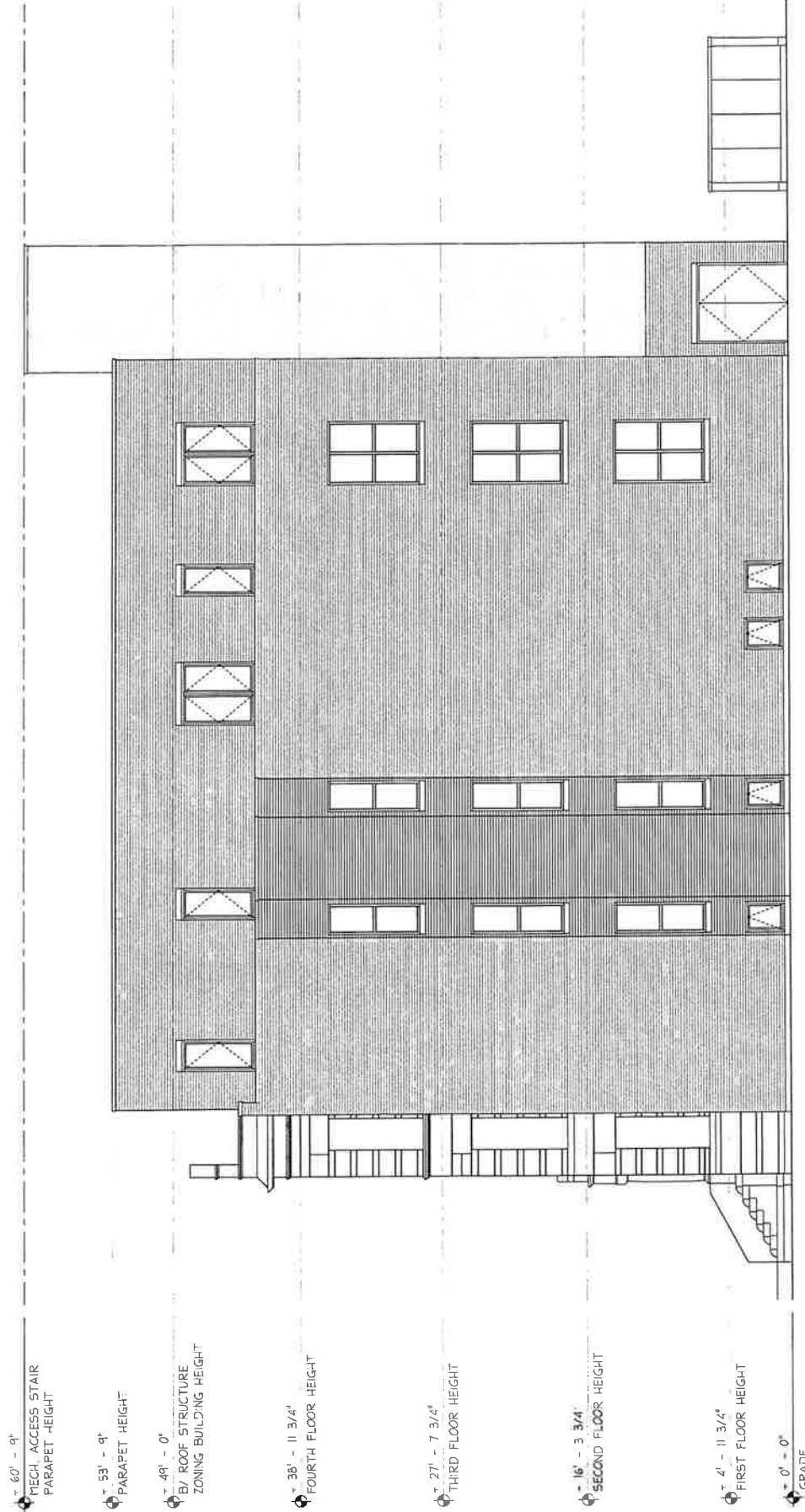
+ 4' - 11 3/4"
 FIRST FLOOR HEIGHT

+ 0' - 0"
 GRADE

EAST ELEVATION
 1/8" = 1'-0"

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 4001 north reynoldswood avenue
 suite 601
 chicago illinois 60612-2576
 773 883 1017 fax 773 883 3081

2240
 proj. #
 HANSHAN BUILDINGS, INC.
 8 UNIT RENOVATION W/ ADDITION
 3731 NORTH SHEFFIELD AVENUE
 CHICAGO, IL 60613
 description.



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proj.# 2249
 proj. AMERICAN BUILDERS, INC.
 8 UNIT RENOVATION W/ ADDITION
 3731 NORTH SHEFFIELD AVENUE
 CHICAGO, IL 60613
 description 08/22/2022; ISSUED FOR ZONING DEMAL